



*Your Lake George Real Estate Experts!*

**Davies Davies & Associates**

P.O. Box 201, Cleverdale, NY 12820

P: (518) 656-9068 F: (518) 656-9087

[www.davies-davies.com](http://www.davies-davies.com)



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Listing courtesy of: Neudecker Realty

**MLS# - 202413258 - Price: \$99,000**

199 Phillips Road, Valley Falls, NY

**Description:** Motivated seller. Are you looking for quiet living? Look no further, This home has 2 bedrooms, 1 bathroom and 980 total square feet. Tamarac Schools. The home sits on 1 acre of land that is surrounded by trees and located near Tomhannock Reservoir. Garage and shed for plenty of storage. 15 minutes to shopping, 20 minutes to major highways. 20 minutes to VT.

**Acres:** 1

**Bedrooms:** 3

**Estimated Taxes:** \$3,411

**Heat:** Kerosene

**Basement:** Crawl Space

**County:** Rensselaer

**Zoning:** Single Residence

**Town:** Pittstown

**Bathrooms:** 1 Full

**Water:** Drilled Well

**Garage:** 5

**Exterior:** Vinyl Siding

**Cooling:** None

**Interior Features:** High Speed  
Internet, Paddle Fan

**Property Type:** Residential

**School District:** Brunswick  
(brittonkill)

**Sewer:** Septic Tank

**Property Style:** Single-Wide

**Exterior Features:** Lighting

**Parking Spaces:** 5



**Daniel Davies**  
NYS Licensed Real Estate  
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